

008.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,042,300 / 1,042,300

ASSESSED:

1,042,300 / 1,042,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
74		FREEMAN ST, ARLINGTON

Legal Description						User Acct
						7469
						GIS Ref
						GIS Ref
						Insp Date
						10/21/17

OWNERSHIP	Unit #:
Owner 1: KOMBOURAS KATHERINE	
Owner 2:	
Owner 3:	
Street 1: 74 FREEMAN ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .1 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3103 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4370		Sq. Ft.	Site		0	80.	1.26	1									440,881						440,900	

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED						
										008.0-0004-0001.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date								
2022	104	FV	596,300	5100	4,370.	440,900	1,042,300		Year end	12/23/2021							1802!	
2021	104	FV	569,000	5100	4,370.	440,900	1,015,000		Year End Roll	12/10/2020								
2020	104	FV	569,100	5100	4,370.	440,900	1,015,100		Year End Roll	12/18/2019								
2019	104	FV	421,100	5100	4,370.	468,400	894,600	894,600	Year End Roll	1/3/2019								
2018	104	FV	421,100	5100	4,370.	341,700	767,900	767,900	Year End Roll	12/20/2017								
2017	104	FV	394,800	5100	4,370.	297,600	697,500	697,500	Year End Roll	1/3/2017								
2016	104	FV	394,800	5100	4,370.	253,500	653,400	653,400	Year End	1/4/2016								
2015	104	FV	351,500	5100	4,370.	248,000	604,600	604,600	Year End Roll	12/11/2014								

SALES INFORMATION										TAX DISTRICT		ACTIVITY INFORMATION					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
	12248-651		1/1/1981				No	No	A								

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:									6	OSP	8				
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									OFP	(108)	19				
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:															
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:																	
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Good	1st Res Grid	Desc: Line 1	# Units	2													
Color: WHITE	View / Desir:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O															
GENERAL INFORMATION				Fpl: 1	Rating: Average	Other														
Grade: C - Average	Year Blt: 1925	Eff Yr Blt:	WSFlue:	Rating:	Upper															
Alt LUC:	Alt %:	Total Units:	Lvl 2																	
Jurisdict:	Fact: .	Floor:	Lvl 1																	
Const Mod:	Lump Sum Adj:	% Own:	Lower																	
INTERIOR INFORMATION				Name:	Totals	RMs: 12	BRs: 6	Baths: 2	HB											
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	DEPRECIATION	REMODELING	RES BREAKDOWN																
Sec Int Wall:	%	Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL												
Partition: T - Typical	Prim Floors: 3 - Hardwood	Functional:	%	Interior:	2	6	3													
Sec Floors:	%	Economic:	%	Additions:																
Bsmnt Flr: 12 - Concrete	Subfloor:	Special:	%	Kitchen:																
Bsmnt Gar:	Electric: 3 - Typical	Override:	%	Baths:																
Insulation: 2 - Typical	Int vs Ext: S	Total:	18.6 %	Plumbing:																
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	CALC SUMMARY	COMPARABLE SALES	Electric:																
# Heat Sys: 2	% Heated: 100	Basic \$ / SQ: 180.00	Size Adj.: 0.98843670	Heating:																
Solar HW: NO	Central Vac: NO	Const Adj.: 0.98000199	Adj \$ / SQ: 174.361	General:																
% Com Wal	% Sprinkled	Other Features: 115000	Grade Factor: 1.00	Totals	2	12	6													
MOBILE HOME				Rate	Parcel ID	Typ	Date	Sale Price												
Make: [] Model: [] Serial # [] Year: [] Color: []				WtAv\$/SQ:	AvRate:	Ind.Val														
SPEC FEATURES/YARD ITEMS				Juris. Factor:		Before Depr:	174.36													
				Special Features: 0		Val/Su Net:	121.79													
				Final Total: 596300		Val/Su SzAd	192.20													
				PARCEL ID 008.0-0004-0001.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100		5,100			
More: N	Total Yard Items:	5,100	Total Special Features:		Total:	5,100														
IMAGE AssessPro Patriot Properties, Inc																				
																				